



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Meeting of June 27, 2013

Case No./Project Name: SDP-93-01/Office and Shop Facility Howard County Bureau of Utilities

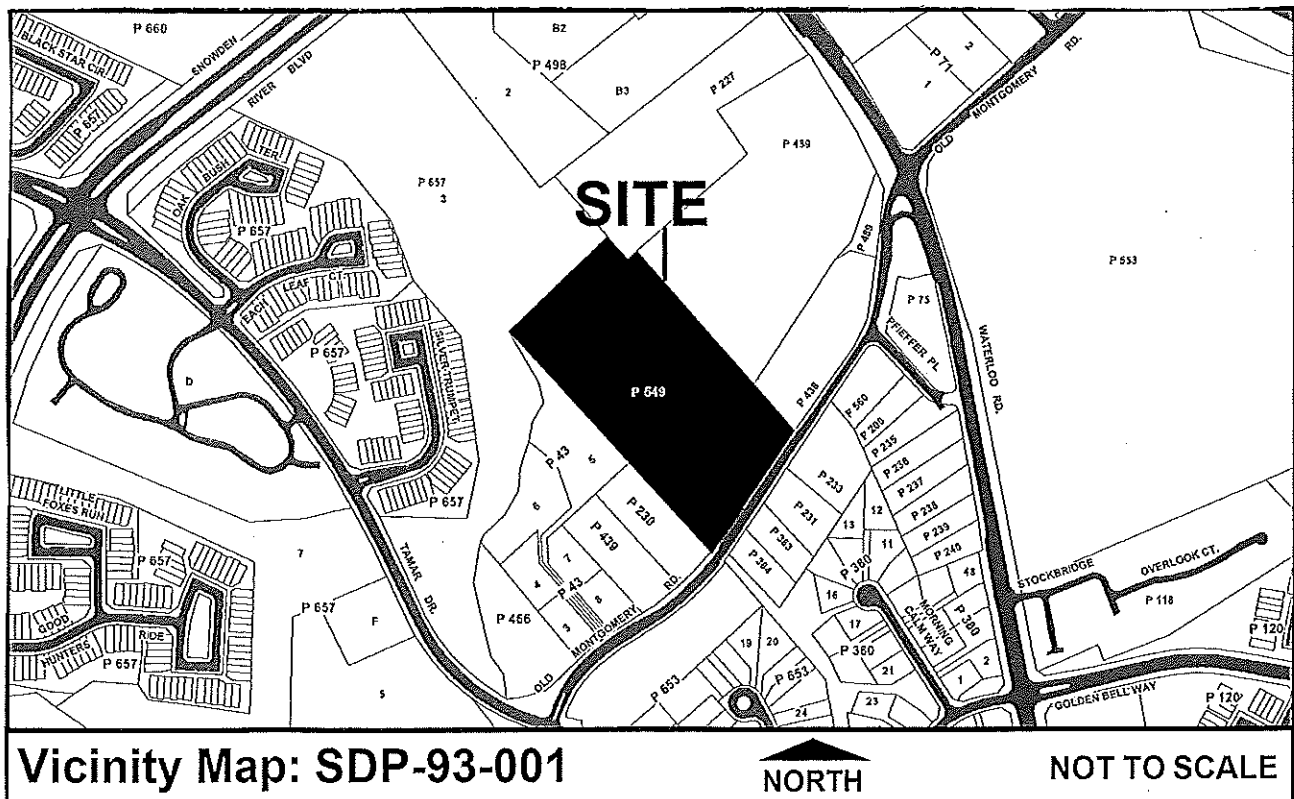
Property Owner/Developer: Howard County Government – Department of Public Works

Subject: SDP-93-01, Howard County Bureau of Utilities, 8250 Old Montgomery Road, Tax Map 37, Grid 7 and 8, Parcel 549, Sixth Election District of Howard County, Maryland.

Request: The request is for approval of a Red-Line Revision for SDP-93-01 to add two (2) vehicle maintenance buildings and one storage facility building and 45 additional parking spaces in accordance with Section 125.G.1 of the Howard County Zoning Regulations. The subject property is zoned “NT” (New Town) “Single Family Low Density”, and is subject to FDP-63 and the New Town Final Development Plan Master Criteria.

Location: The subject parcel is located on the northwestern side of Old Montgomery Road south of Waterloo Road in Columbia, Maryland.

DPZ Recommendation: Approval, subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies regarding this redline revision.



- Vicinal Properties
- To the west is Parcel 43, Lot 5 and Parcel 230, zoned R-20, improved with single-family detached dwellings.
 - To the east is Parcel 438 improved with the Saint John's Lutheran Church and Parcel 489 improved with the Waterloo Elementary School, both zoned R-20
 - To the south is Old Montgomery Road
 - To the north is Parcel 227, improved with a medical office building and Parcel 657 unimproved open space, both zoned NT

SITE DESCRIPTION:

The subject parcel is about 10 acres in area and is improved with County DPW office, assembly and storage uses that occupy 9.3% of the parcel. These uses are operated solely by the Howard County Bureau of Utilities. The subject parcel is zoned New Town – Single Family Low Density, per FDP-63 and the uses adjacent to the parcel consists of institutional (school/religious) and residential uses. The subject property derives its vehicular access from Old Montgomery Road.

LEGAL NOTICE:

The subject property was properly posted with one (1) official Planning Board poster with the date, time and place of the Planning Board meeting for two weeks prior to this meeting in accordance with Section 125.G.1 of the Zoning Regulations. The poster was placed at the entrance to the site adjacent to Old Montgomery Road.

PROPOSAL:

The developer proposes the addition of three (3) structures to the site. A 42' x 107' "sewer rig" storage building, a 21' x 120' storage bin building, and a 40' x 120' storage shed, with a 20' x 30' shed attached, to provide covered storage for truck parking. In addition, a revised parking layout to the site will be proposed with 45 additional vehicle and utility truck parking spaces added to support the increased site uses.

The proposed improvements are in compliance with the land use standards as provided by FDP-63 and the New Town Final Development Plan Master Criteria. The proposal complies with the building setback, coverage and height requirements. The existing and overall building coverage will be at 12.7%, (the maximum building coverage is 30%), and all proposed structures will be below the 34 foot height limit.

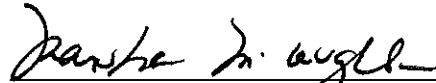
SRC ACTION:

The Subdivision Review Committee (SRC) determined this Red Line revision plan may be approved.

RECOMMENDATION:

The Department of Planning and Zoning recommends that the Planning Board approve the addition of new structures and parking spaces to the site as requested by the developer.

The Red-Line Site Development Plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.


Marsha McLaughlin, Director
Department of Planning and Zoning

6/17/13
Date

